



Livingston

October 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	114 Sycamore Avenue	CapeCod	0	0.0	58	\$300,000	\$300,000	\$450,000	150.00%	\$561,600	0.80
2	25 Dougal Avenue	Tudor	3	1.0	89	\$649,000	\$560,000	\$546,000	97.50%	\$435,500	1.25
3	1409 Town Center Way	OneFloor	2	2.1	43	\$615,000	\$620,000	\$580,000	93.55%	\$585,000	0.99
4	629 Binghampton Lane	TwndUn	2	2.0	16	\$529,000	\$529,000	\$630,000	119.09%	\$441,400	1.43
5	72 Fellswood Drive	Ranch	3	1.0	20	\$555,000	\$555,000	\$630,000	113.51%	\$455,800	1.38
6	30 W McClellan Avenue	Split Level	4	2.1	39	\$650,000	\$650,000	\$650,000	100.00%	\$441,600	1.47
7	927 Kensington Lane	TwndUn	2	2.1	12	\$649,000	\$609,000	\$659,000	108.21%	\$487,700	1.35
8	4 Cyprus Lane	TwndUn	3	3.1	22	\$799,900	\$799,900	\$815,000	101.89%	\$714,300	1.14
9	8 Page Place	Split Level	3	2.1	4	\$880,000	\$880,000	\$959,000	108.98%	\$604,900	1.59
10	87 Sycamore Avenue	Colonial	4	2.1	6	\$875,000	\$875,000	\$995,000	113.71%	\$638,000	1.56
11	45 Shrewsbury Drive	RanchRas	5	3.0	71	\$1,125,000	\$1,125,000	\$999,999	88.89%	\$717,400	1.39
12	3 Hemlock Road	Colonial	4	4.0	16	\$1,165,000	\$1,165,000	\$1,150,000	98.71%	\$889,600	1.29
13	123 Meadowbrook Road	Colonial	5	4.2	64	\$1,275,000	\$1,260,000	\$1,220,000	96.83%	\$382,700	
14	121 Meadowbrook Road	Colonial	6	5.1	64	\$1,395,000	\$1,325,000	\$1,272,000	96.00%	\$349,600	
15	9 Countryside Drive	Colonial	5	3.1	14	\$1,350,000	\$1,350,000	\$1,350,500	100.04%	\$568,500	
16	191 W Northfield Road	Colonial	6	4.1	25	\$1,349,000	\$1,349,000	\$1,360,000	100.82%	\$971,200	1.40
17	9 Tuscan Road	Contemp	6	5.1	44	\$1,570,000	\$1,570,000	\$1,400,000	89.17%	\$440,800	
18	59 Burnet Hill Road	Colonial	5	3.1	21	\$1,499,000	\$1,499,000	\$1,485,000	99.07%	\$1,120,000	1.33
19	120 Fellswood Drive	Contemp	6	5.1	22	\$1,625,000	\$1,650,000	\$1,650,000	100.00%	\$460,900	
20	9 Pitcairn Road	Contemp	6	5.1	1	\$1,675,000	\$1,675,000	\$1,650,000	98.51%	\$442,200	



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21	17 Cherry Hill Road	Custom	6	5.1	300	\$1,850,000	\$1,850,000	\$1,850,000	100.00%	\$615,900	
22	56 Stonewall Drive	Colonial	6	5.1	15	\$1,985,000	\$1,985,000	\$1,901,000	95.77%	\$1,323,800	1.44
23	10 Canterbury Road	Custom	5	4.1	33	\$2,100,000	\$1,995,000	\$1,901,800	95.33%	\$1,390,400	1.37
24	30 Bear Brook Lane	Colonial	6	5.1	40	\$2,000,000	\$2,000,000	\$2,000,000	100.00%	\$624,900	
25	10 Harvard Place	Custom	5	4.2	79	\$2,295,000	\$2,295,000	\$2,225,000	96.95%	\$1,748,200	1.27
26	2 Squire Court	Custom	6	6.1	18	\$2,350,000	\$2,350,000	\$2,350,000	100.00%	\$677,100	
AVERAGE					44	\$1,273,458	\$1,262,342	\$1,256,896	102.40%		1.32

Active Listings in Livingston

Number of Units:	40
Average List Price:	\$1,762,117
Average Days on Market:	88

Under Contract Listings in Livingston

Number of Units:	48
Average List Price:	\$1,288,114
Average Days on Market:	44

Livingston 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	28	42	31	50	46	40	30	17	33	44			34
List Price	\$872,903	\$1,058,377	\$974,880	\$1,112,950	\$999,207	\$1,115,242	\$1,024,382	\$1,173,517	\$1,123,213	\$1,262,342			\$1,078,113
Sales Price	\$886,269	\$1,054,689	\$984,577	\$1,122,091	\$1,028,726	\$1,142,591	\$1,063,747	\$1,192,954	\$1,132,130	\$1,256,896			\$1,093,695
SP:LP%	101.03%	97.04%	102.55%	102.04%	103.57%	104.60%	105.45%	103.12%	103.30%	102.40%			102.85%
SP to AV	1.31	1.27	1.29	1.30	1.36	1.42	1.40	1.43	1.43	1.32			1.37
# Units Sold	26	18	26	22	27	33	34	48	23	26			283
3 Mo Rate of Ab	1.57	1.48	1.63	1.73	2.15	1.65	1.85	1.32	1.54	1.21			1.61
Active Listings	48	38	37	44	50	44	52	47	52	40			45
Under Contracts	49	63	65	63	73	84	70	48	44	48			61

Flashback! YTD 2022 vs YTD 2023

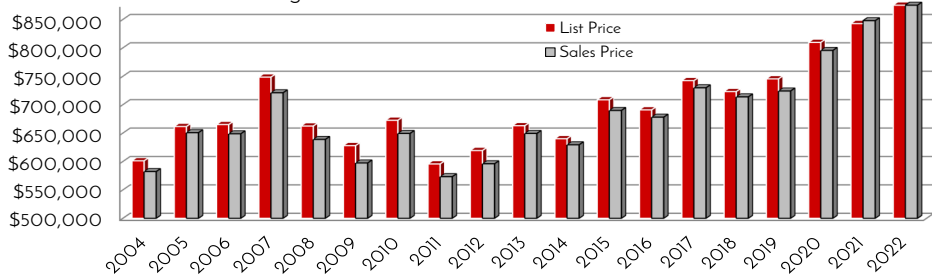
YTD	2022	2023	% Change
DOM	28	34	21.68%
Sales Price	\$986,284	\$1,093,695	10.89%
LP:SP	103.38%	102.85%	-0.52%
SP:AV	1.30	1.37	4.78%



YTD	2022	2023	% Change
# Units Sold	351	283	-19.37%
Rate of Ab 3 Mo	1.60	1.61	0.69%
Actives	59	45	-23.39%
Under Contracts	73	61	-16.51%

Livingston Yearly Market Trends

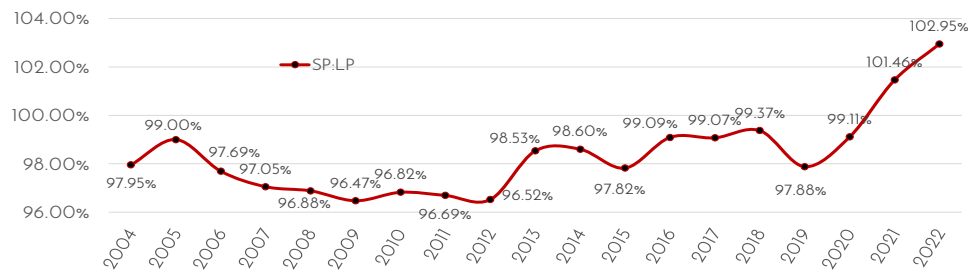
Average List Price vs. Sales Price



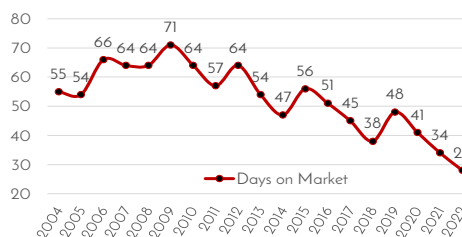
Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
LP	\$601,135	\$661,426	\$664,870	\$748,415	\$662,317	\$627,865	\$672,470	\$595,503	\$619,249	\$662,845	\$639,989	\$615,078	\$690,777	\$742,204	\$722,917	\$745,346	\$809,553	\$842,690	\$963,234
SP	\$582,177	\$650,679	\$648,695	\$720,875	\$638,797	\$597,355	\$649,233	\$573,206	\$595,914	\$649,260	\$629,350	\$652,729	\$677,959	\$729,648	\$713,672	\$724,006	\$795,418	\$847,751	\$985,475

Livingston Yearly Market Trends

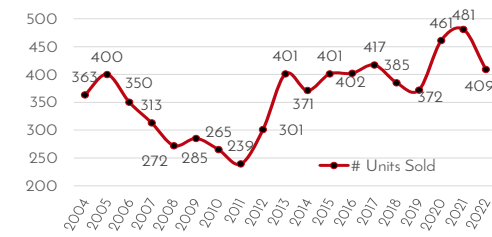
Sales Price to List Price Ratios



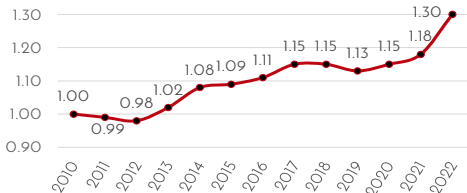
Average Days on Market



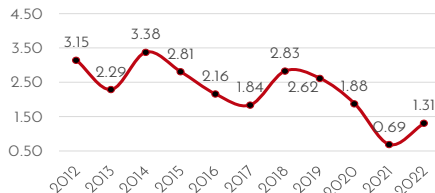
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Data only available until 2012

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.